



**Planning, Development  
and Transportation**  
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**DATE:** 05.26.2016  
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■ **BIRCHWOOD PARK APARTMENTS EXIT GATES [TRC Plan Review]**

∞ Initial Review Note ∞

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.



**BASE INFORMATION:**

- The plan is using a plan from another engineering firm. Ensure the applicant has permission to modify these plans. Revise all sheets to accurately illustrate what is proposed for this project,

**NCDOT:**

- This project is occurring within a TIP project for NCDOT. The plan does not show the changes proposed for Birchwood within the NCDOT plan for modifications to Kerr Ave and the adjoining roadway network.
- It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

**TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):**

1. The driveway is shown as a two way driveway. Does the plan propose to make the access one-way only?
2. Show a detail for the gates and control boxes.
3. The gates must allow vehicles to stop outside the travel lanes for Birchwood Drive. The sidewalk cannot be blocked and a minimum of 20' clearance must be in front of the gate.
4. The gates shall not block the sidewalk when they are operating. Show the location of the gates in the open and closed positions.

**TECHNICAL STANDARDS – PARKING:**

5. Dimension parking stalls, radii and parking aisles. [[Sec. 18-529\(b\)\(2\) CofW LDC](#)]
6. Protection from vehicles is required around all required landscaped areas within vehicular areas.

7. Provide a turning movement analysis of a Fire Engine and Trash Truck at the gate location.
8. The site will have to provide pavement markings to show vehicle where to stop to prevent cars from hitting the moving gates.
9. The applicant must ensure the gates do not block regulatory signs, such as stop signs and yield signs within the development.

**GENERAL NOTES TO ADD TO THE PLAN:**

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [\[Detail SD-13 CofW Tech Stds\]](#)
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [\[Detail SD 15-13 CofW Tech Stds\]](#)
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- E. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- F. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)
- G. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

**MISCELLANEOUS:**

- ❖ Provide a graphic scale.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.